
Zoning Pre-Application Neighborhood Public Meeting, Ward 6 NPA

PRESENTERS:

Serena and Rachel Furnari
DAISY PROPERTIES LLC

PROJECT LOCATION

251-253 South Union Street

PROJECT INFORMATION & GOALS

The goal of this project is to convert a non-conforming commercial property into a conforming and environmentally conscious rental property. We will maintain the protected historic building's facade and architectural elements while updating the interior toward eventual decarbonized goals. Conversion will include a small addition allowed under Burlington's "adaptive reuse" of a nonconforming building, and will participate in the inclusionary program to add a proportion of units for lower and moderate income households.

PROJECT DESCRIPTION

Current square footage: 8058 sq feet

Proposed Adaptive Reuse additional square footage: 2014 sq feet [~footprint 940 sq ft]

Total of 10 Apartments, mostly 1+2 bedrooms

23 Parking Spaces provided

Bicycle storage on site

Improved landscaping and gardens

251-253 SOUTH UNION STREET
BURLINGTON VERMONT

Existing Site Boundaries and Street Views

Current use as multi-story law office
is nonconforming.



251-253 SOUTH UNION STREET
BURLINGTON VERMONT

NO PROPOSED CHANGE
TO THE STREET FACING
ELEVATION

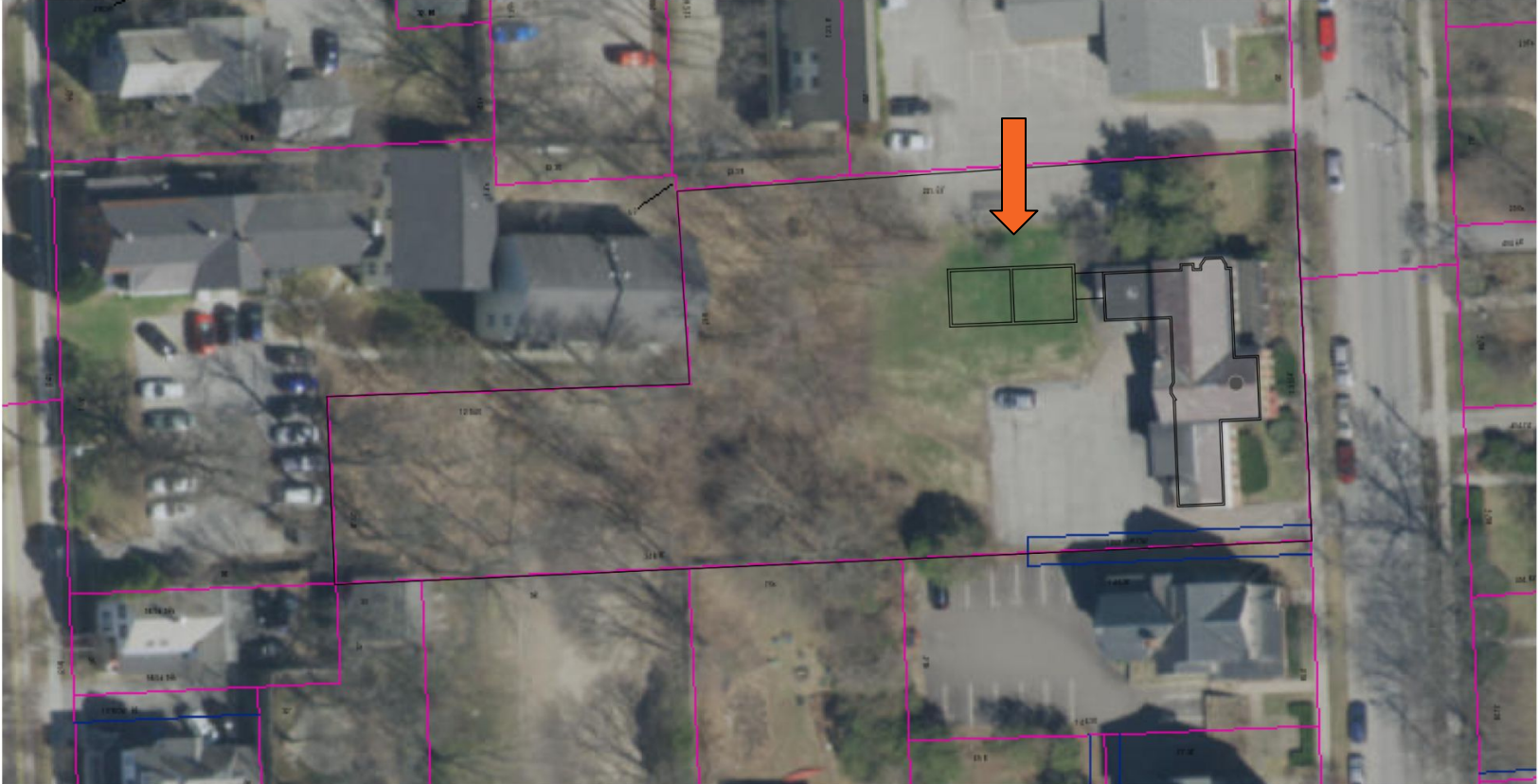


from sale brochure
(donahue)



from sale brochure
(donahue)

Proposed addition connected by covered walkway leaving existing building intact.



BUILDING SIZE PER PROPERTY DATABASE = 8,058 GSF
25% OF 8,058 = 2,014 SF ADDITION ALLOWED

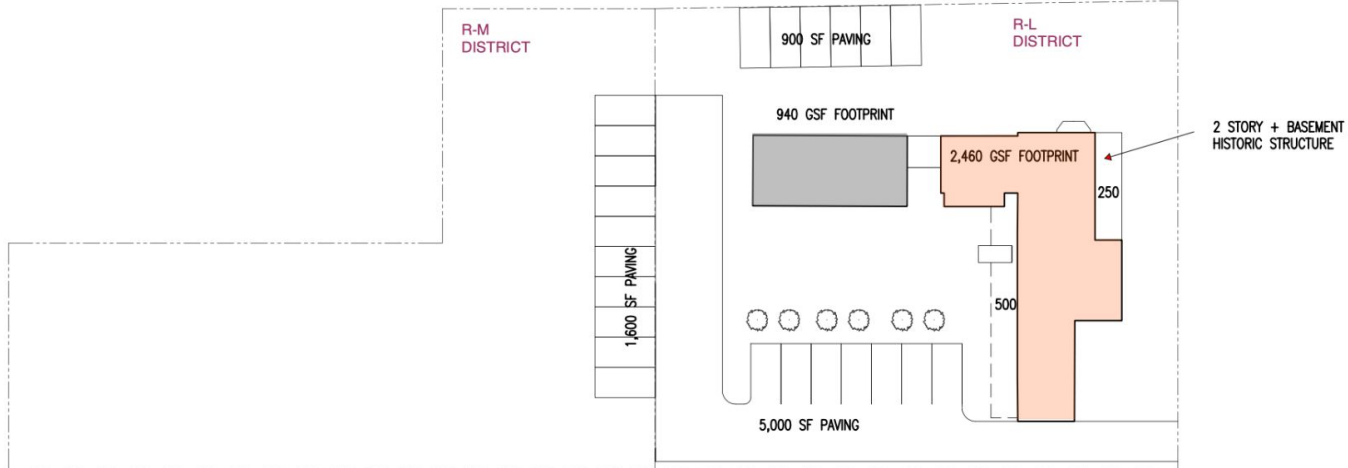
PARKING
23 SPACES PROVIDED

RL
BASE LOT COVERAGE = 35%
DENSITY = 7 UNITS/ACRE

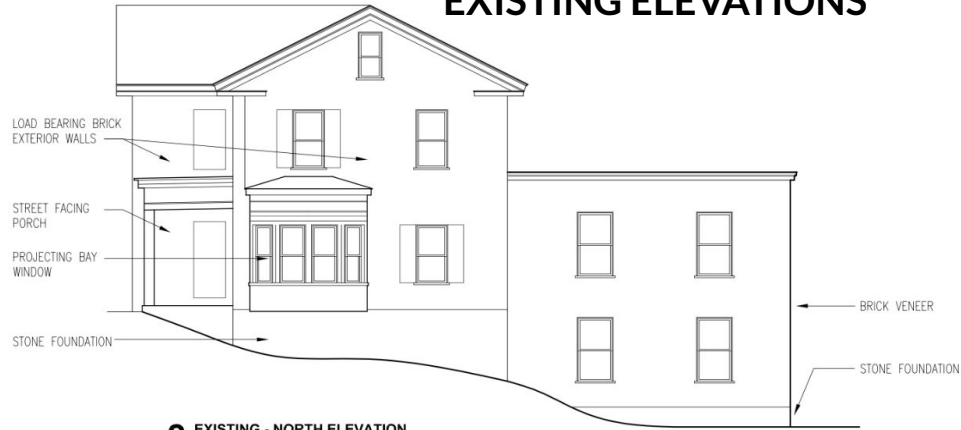
ADAPTIVE RE-USE BONUS
LOT COVERAGE INCREASE TO 50%
25% INCREASE IN BUILDING SIZE
NO UNIT LIMIT / ACRE

RL AREA
+/-21,625 SF
10,812 SF COVERAGE ALLOWED
WITH ADAPTIVE REUSE

COVERAGE
900
2,460
500+250
5000+900
10,010 SF



EXISTING ELEVATIONS



2 EXISTING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATIONS



Addition changes elevations only on the north and south, where it remains largely concealed from the street because of foliage on the north side (not pictured) and the steep drop from street level to the back of the property.



Construction impact and mitigation:

Interior work on existing building: Jan-June 2022

Addition: probably modular and prefabricated,
most of site work therefore interior, taking place
late fall 2022-early 2023.

Equipment and construction workers will park on
the half-acre behind the house, not impacting
street parking.